



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, SEPTEMBER 8, 2020
6:00 P.M.



Karen Fiermonte, Chairperson
Maria I. Valado, Vice-Chairperson
Commissioners:
Honorable James Davis Mayor, Sharon Nadrowski, Secretary
Commissioners Michael Quintela, Mitesh R. Patel, George Becker
Friday Mathews Jr., Demyana Youssef

Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
Suzanne Mack, P.P., City Planner
Malvika Apte, P.P., City Consulting Planner
Robert Russo, P.E., City Engineer's Office

I.	Meeting called to order – Roll Call
II.	Pledge to the Flag
III.	Statement with regard to the Open Public Meetings Act/Sunshine Law
IV.	<u>Adoption of Minutes:</u> Adoption of the minutes of the special meeting held on July 29, 2020 and the regular meeting held on August 11, 2020
V.	<u>Communications:</u> Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the amended and restated Redevelopment Plan for the Texaco redevelopment area for property located in City Block 332, Lot 3; Block 360, Lot 2; Block 373, Lots 1, 2, 13, 14 and 15; Block 390, Lots 1, RG67; Block 391, Lots 1 and 2; and Block 511, Lots 5 and 6 as shown on the official Tax Map of the City of Bayonne pursuant to the LRHL, N.J.S.A. 30A:12A-1 et. seq.
VI.	<u>Public Hearing:</u> P-20-022 BCP, LLC– Site: 2nd Street off Avenue A in City Block 362 <i>[The applicant is seeking preliminary and final major site plan approval to construct a billboard on the site in conjunction with the amended Texaco Redevelopment Plan (P-16-021)]</i> <i>Francis X. Regan, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-20-023 BCP, LLC – Site: 796 and 798-804 Avenue E in City Block 393, Lots 19 and 20 <i>[The applicant is seeking preliminary and final major site plan approval for the construction of a billboard.</i> <i>Francis X. Regan, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-20-017 SIXTH WAVE LOGISTICS – Site: 71 New Hook Road in City Block 416, Lot 1 <i>[The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval to allow the construction of a new flex-use warehouse.]</i> <i>Thomas P. Leane, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-20-019 – 17 AVENUE E URBAN RENEWAL, LLC – Site: 9 Avenue E, 13-15 Avenue E and 22-30 East 10th Street in City Block 278, Lot 2, 3 and 4 <i>[The applicant is seeking preliminary and final major site plan approval to allow the construction of a six-story multifamily residential building with 70 residential units and 70 parking spaces.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Presentation of an Amended Redevelopment Plan for the Peninsula at Bayonne Harbor: Maritime, Lofts and Land Districts Pursuant to the LRHL, N.J.S.A. 40:A12A-1 et seq. <i>(P-10-003)</i> <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Public Hearing:</u> Presentation of an Amended and Restated Redevelopment Plan for Silk Lofts Redevelopment Plan for the property located at 122 Avenue E, 124 Avenue E, 126 Avenue E, 126½ Avenue E, 128 Avenue E, 130 Avenue E, 132 Avenue E, 134-136 Avenue E, 138 Avenue E, 140 Avenue E, 165 Avenue E, 167 Avenue E, 169 Avenue E, 170-180 Avenue and 157-163 Avenue E which property is identified as Block 467, Lot 17,18,19,29,21,22,23,24,25 & 26, Block 234, Lots 8.01, 11, 12 & 13 and Block 458, Lots 1 & 1.01, as shown on the official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. <i>(Silk Lofts) (P-17-011)</i> <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
XII.	<u>Adoption of Resolutions:</u>

cc: All members
Madelene Medina, City Clerk
Mika Apte, P.P. Consulting City Planner
Keith Weaver, Fire Chief
Sharon Nadrowski, Council President
Susan Bischoff, C.S.R.

Tim Boyle
Robert Russo, P.E., Consulting City Engineer
Alicia Losonczy, Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
BAY-TV

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Robert Geisler, Police Chief
Jersey Journal
Star Ledger